ORDINANCE No. 1121

An Ordinance of the City of Kent, Washington, amending Sections 10.10.06, 10.10.07, and 10.10.08 of the Zoning Ordinance of the City of Kent, being Ordinance No. 1071.

WHEREAS, upon study and recommendation of the Planning Commission of the City of Kent, as provided in Section 10.16.01 of Ordinance No. 1071 of the City of Kent, certain amendments to the text of said Ordinance No. 1071 were proposed; and

WHEREAS, in compliance with said Section 10.16.01 of Ordinance No. 1071, public hearing was held upon said proposed textual changes on the 4th day of December, 1961, after proper public notice of said hearing, now, therefore,

THE CITY COUNCIL OF THE CITY OF KENT DO ORDAIN as follows:

Section 1. That the Sections as set forth by number in the title of this ordinance, of Ordinance No. 1071 of the City of Kent, entitled "An Ordinance relating to Planning and Zoning for land use and development in the City of Kent, to be known as 'Zoning Ordinance of the City of Kent'; creating districts in which compatible uses are allowed; prescribing standards for each district; prescribing density controls; prescribing procedures and standards for granting conditional use exceptions; prescribing procedures and conditions for granting variances in hardship cases; providing off-street parking; providing procedures for administration, appeal, amendments and enforcement; providing for penalties; and repealing ordinance No. 784," passed by the City Council of the City of Kent on the 14th day of September, 1960, and published on the 28th day of September, 1960, be and they are hereby amended to read as follows, to-wit:

"Section 10.10.06 FRONT YARDS, GENERAL. Where any front yard is required, no building shall be hereafter erected, or altered, so that any portion thereof shall be nearer the front property line, or nearer to the street line as planned and projected in the Comprehensive Plan of the City of Kent, than the distance indicated by the depth of the required front yard.

"Section 10.10.07 FRONT YARDS, PROJECTIONS. Steps, terraces, platforms, porches and similar projections having no roof covering, and being not over 42 inches high, may be built within a front yard, but in no case shall such projection cause a front yard to be less than ten (10) feet from the face of the projection to the front property line, or to the street line as planned and projected by the Comprehensive Plan of the City."
"Section 10.10.08. FRONT YARDS, SEMI-BUILT UP AREAS. After the effective date of this ordinance, when 40% or more, on a front foot basis, of all the property on one side of the street, between two intersecting streets, has been built up with buildings having a minimum front yard of more or less depths than that established by this ordinance, and provided that the majority of such front yards do not vary more than six feet in depth, no building shall be built within, or shall any portions save as above excepted, project into such minimum front yard; provided further that in residential zoning districts, no new buildings shall be required to set back more than 35 feet (or as otherwise provided) from the property line or from the street line as planned and projected in the Comprehensive Plan of the City, nor more than 2 feet farther than any building on an adjoining lot, and that this regulation shall not be interpreted as to reduce a required front yard to less than 10 feet in depth."

Section 2. That the City Clerk of the City of Kent be and he is hereby authorized and directed to record this ordinance with the County Auditor of King County, Washington.

Section 3. This ordinance shall take effect and be in force five (5) days from and after its passage, approval and publication as by law provided.

Mayor

Attest: City Clerk

Approved as to form: City Attorney

Passed on the 5th day of March, 1962
Approved the 5th day of March, 1962
Published the 7th day of March, 1962.